

In Re: _____ Case No.: 24-19490
Anthony Mormando Chapter: 13

Judge: MEH

NOTICE OF PROPOSED PRIVATE SALE

Anthony Mormando, debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: United States Bankruptcy Court
402 East State Street
Trenton, N.J. 08608

If an objection is filed, a hearing will be held before the Honorable Mark E. Hall on December 10, 2024 at 9 a.m. at the United States Bankruptcy Court, courtroom no. 2, 402 East State Street Trenton, N.J. 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 18 Chesapeake Road, Manalapan, NJ 07726

Proposed Purchaser: Suzanne and Matthew Steinberg

Sale price: \$775,000

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Keller Williams Realty

Amount to be paid: \$31,000

Services rendered: The professional services to be rendered shall include, but not be limited to representing the Debtor in all stages of the sale of real property.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Robert H. Johnson, Esq.

Address: 1818 Old Cuthbert Road, Suite 107 Cherry Hill, NJ 08034

Telephone No.: (856) 298-9328

In re:
Anthony Mormando
Debtor

Case No. 24-19490-MEH
Chapter 13

District/off: 0312-3
Date Rcvd: Nov 08, 2024

User: admin
Form ID: pdf905

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Total Noticed: 29

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 10, 2024:

Recip ID	Recipient Name and Address
db	+ Anthony Mormando, 18 Chesapeake Road, Manalapan, NJ 07726-3508
r	+ Keller Williams Realty, 2005 State Route 71, Spring Lake, NJ 07762-2214
520403270	Citibankna, Citibank / One Sto, San Antonio, TX 78245
520403277	Ntonstmrc0, Po Box 199111, Dallas, TX 75235
520403278	+ Oliveira Contracting, Inc, c/o Richard Howard, 190 Willis Avenue, Mineola, NY 11501-2672
520403281	++ STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08646-0245 address filed with court:, State of New Jersey, Division of Taxation, PO Box 283, Trenton, NJ 08695-0000
520403283	+ West Coast Servicing, 7911 Warner Ave, Huntington Beach, CA 92647-4707

TOTAL: 7

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Nov 08 2024 20:45:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Nov 08 2024 20:45:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
520403267	+ Email/PDF: AffirmBKNotifications@resurgent.com	Nov 08 2024 20:56:39	Affirm Inc, 633 Folsom St Fl 7, San Francisco, CA 94107-3618
520422621	Email/PDF: resurgentbknotifications@resurgent.com	Nov 08 2024 20:56:39	Affirm, Inc., Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
520403268	+ Email/Text: bk@avant.com	Nov 08 2024 20:45:00	Avant Llc/Web Bank, 222 W Merchandise Mart P, Chicago, IL 60654-1103
520447516	Email/Text: compliance@finbounce.com	Nov 08 2024 20:44:00	Bounce AI, Inc, 3349 Monroe Avenue, #331, Pittsford, NY 14618
520450850	+ Email/Text: nsm_bk_notices@mcooper.com	Nov 08 2024 20:44:00	Bank of New York Mellon at. el, c/o Nationstar Mortgage LLC, Attn: Bankruptcy Department, P.O. Box 619096, Dallas, TX 75261-9096
520403269	Email/PDF: AIS.cocard.ebn@aisinfo.com	Nov 08 2024 20:56:36	Capital One, Po Box 85064, Glen Allen, VA 23058
520419380	+ Email/PDF: ebn_ais@aisinfo.com	Nov 08 2024 21:14:17	Capital One, N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
520403271	+ Email/Text: EBN@edfinancial.com	Nov 08 2024 20:43:00	Edfinancial, 120 N Seven Oaks D, Knoxville, TN 37922-2359
520403272	+ Email/Text: EBNBKNOT@ford.com	Nov 08 2024 20:45:00	Ford Credit, PO Box 542000, Omaha, NE 68154-8000
520406461	+ Email/PDF: acg.acg.ebn@aisinfo.com	Nov 08 2024 21:15:38	Ford Motor Credit Company, LLC, AIS Portfolio

District/off: 0312-3

User: admin

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520432365	+ Email/PDF: acg.acg.ebn@aisinfo.com	Nov 08 2024 21:15:51	Services, LLC, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
520403273	+ Email/PDF: ais.fpc.ebn@aisinfo.com	Nov 08 2024 20:56:34	Ford Motor Credit Company, LLC c/o AIS Portfolio S, 4515 N. Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
520403274	Email/Text: sbse.cio.bnc.mail@irs.gov	Nov 08 2024 20:44:00	Fst Premie, 900 Delaware Suite 7, Sioux Falls, SD 57104-0337
520403275	+ Email/Text: PBNCNotifications@perituservices.com	Nov 08 2024 20:43:00	Internal Revenue Service, P.O. Box 7346, Philadelphia, PA 19101-7346
520403276	^ MEBN	Nov 08 2024 20:44:38	Kohls/Capone, Po Box 3115, Milwaukee, WI 53201-3115
520429389	+ Email/PDF: cbp@omf.com	Nov 08 2024 20:56:23	Marinerfin, 5802 E. Virginia Beach Blvd, Norfolk, VA 23502-2475
520403279	+ Email/PDF: cbp@omf.com	Nov 08 2024 21:15:38	OneMain Financial Group, LLC, PO Box 3251, Evansville, IN 47731-3251
520419769	+ Email/PDF: resurgentbknotifications@resurgent.com	Nov 08 2024 20:56:00	Onemain, Po Box 1010, Evansville, IN 47706-1010
520403280	^ MEBN	Nov 08 2024 20:44:37	PYOD, LLC, Resurgent Capital Services, PO Box 19008, Greenville, SC 29602-9008
520403282	+ Email/PDF: ais.sync.ebn@aisinfo.com	Nov 08 2024 20:56:28	Paytomorrow Llc, 9920 Kincey Ave Ste 190, Huntersville, NC 28078-2428
			Syncb/Amazon, Po Box 981400, El Paso, TX 79998-1400

TOTAL: 22

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 10, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 8, 2024 at the address(es) listed below:

Name	Email Address
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Albert Russo

docs@russotrustee.com

Denise E. Carlon

on behalf of Creditor Bank of New York Mellon f/k/a the Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-FRE1 dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com

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Jennie Shnayder

on behalf of Creditor West Coast Servicing Inc. jennie@shnayderlawfirm.com

Laura M. Egerman

on behalf of Creditor Bank of New York Mellon f/k/a the Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-FRE1 laura.egerman@mccalla.com mccallaecf@ecf.courtdrive.com

Robert H. Johnson

on behalf of Debtor Anthony Mormando ecfmail@rhjlaw.com 10270@notices.nextchapterbk.com

U.S. Trustee

USTPRegion03.NE.EDF@usdoj.gov

TOTAL: 6